



Cosgarne House

32 Sharvells Road, Milford on Sea, Lymington, SO41 0PE



SPENCERS





COSGARNE HOUSE

32 SHARVELLS ROAD • MILFORD ON SEA

A wonderful opportunity to acquire a substantial five bedroom detached original Ravenscroft residence built circa 1910 with a large west facing garden, double garage plus parking for several cars and a short walk from the popular village and beaches of Milford on Sea. The house offers beautifully presented accommodation extending to 3,500 square feet with high ceilings, original features, grand reception rooms and a separate garden cabin/home office.

Ground Floor

Kitchen/ Living Room • Dining Room • Drawing Room • Snug • Study • Two Cloakrooms • Laundry Room • Store Room

First Floor

Five Bedrooms two with En Suites • Family Bathroom

£2,250,000





The Property

An impressive grand vestibule sets the tone as it opens into a warm and welcoming entrance hallway, beautifully finished with herringbone oak flooring. Off the hallway, the elegant dual-aspect drawing room features an open fireplace with a striking stone surround and hearth, along with French doors leading to the west-facing terrace. Adjacent to this space is a cozy snug, also enjoying views over the delightful garden and centered around a charming fireplace. The formal dining room, with its front-facing aspect, boasts a period fireplace and offers a perfect setting for entertaining. The heart of the home is the spacious kitchen/family room, which opens onto the terrace through bi-fold doors. The kitchen is well-appointed with a range of fitted units, a butler-style sink, granite and timber worktops, an integrated gas-fired Aga, a four-ring gas hob, tiled flooring, and space for an American-style fridge/freezer. It flows seamlessly into a generous dining area, ideal for a large table and family gathering.

The family area has a feature high vaulted ceiling with floor to ceiling cathedral style double glazed windows overlooking the garden and recessed double sided wood burner. The study/office is off here with a concealed storage room adjacent to the spacious

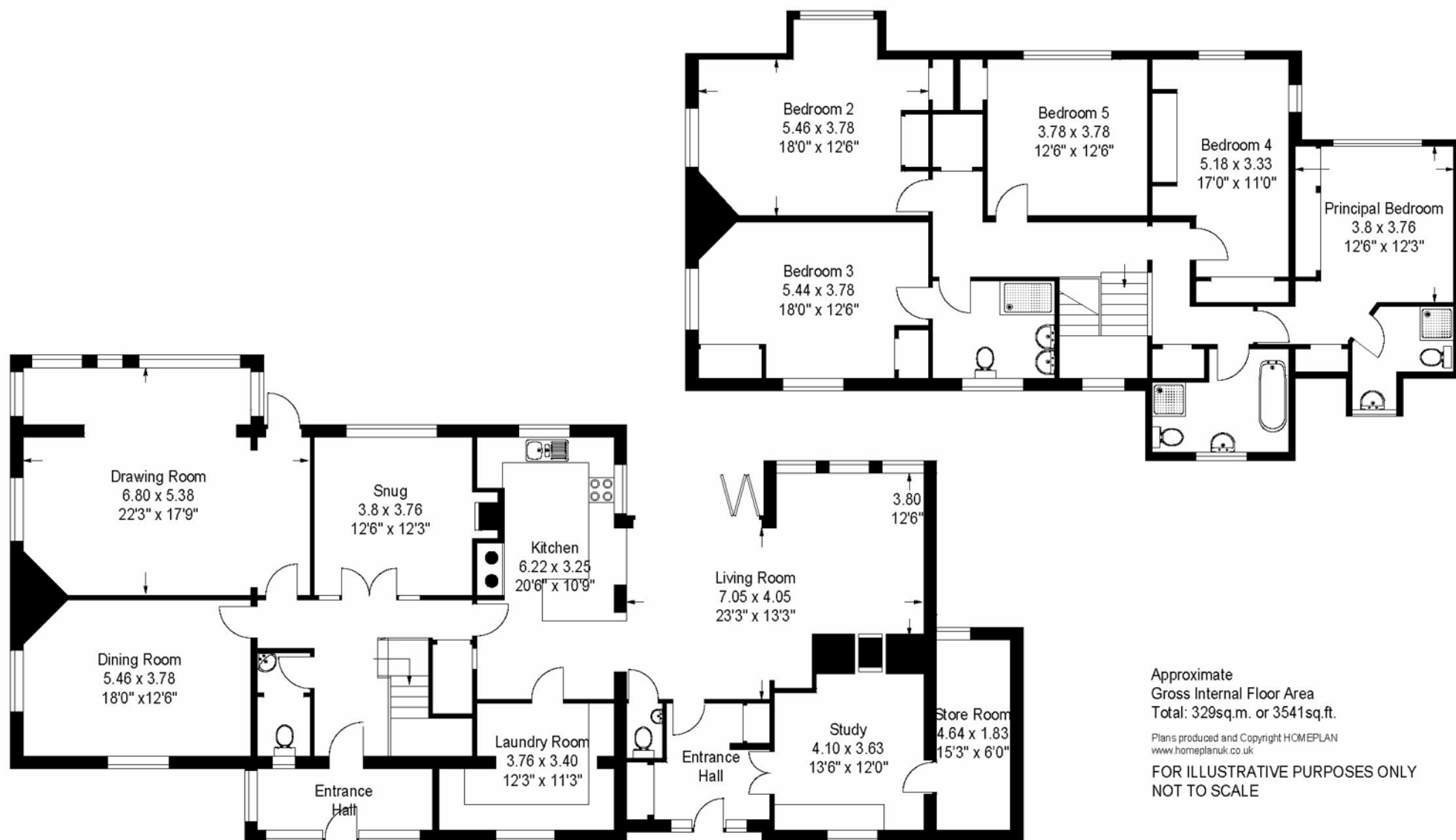
laundry/utility room with Butler style sink, a range of work surfaces, cupboard units, integrated double oven, space and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, and a wall mounted Worcester gas fired boiler. There is a second entrance hallway with double coats cupboard and a cloakroom.

Ascending the elegant staircase to the first-floor part-galleried landing gives access to five generously sized bedrooms. The master suite overlooks the garden and features a range of fitted furniture, including three double wardrobes, a dressing table, and a stylish ensuite shower room. The remaining four bedrooms are all spacious doubles, each equipped with fitted wardrobes. A contemporary family shower room and a separate family bathroom—highlighted by a striking copper bathtub complete the accommodation in this exceptional Georgian residence. Finally, there is an airing cupboard and loft access to the large roof space.





FLOOR PLAN



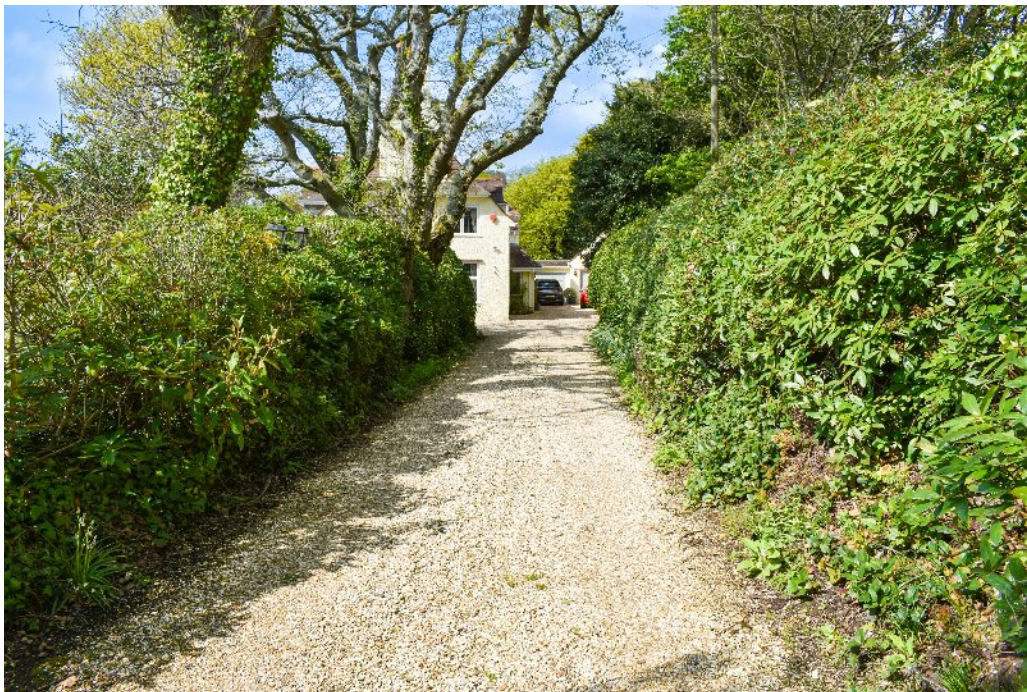
Approximate
Gross Internal Floor Area
Total: 329sq.m. or 3541sq.ft.

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NOT TO SCALE







Grounds & Gardens

Double gates open onto a long gravel driveway leading to a turning circle and a single and tandem double garage with electric doors. From the driveway, there is access to a beautifully landscaped, private west-facing rear garden. An impressive elevated terrace extends from the rear of the home, accessible via both the sitting room and family room, offering serene views over the pond. Steps lead from the terrace down to the main lawn and a raised veranda that houses a charming garden cabin. The well-maintained grounds are adorned with vibrant planting, established shrubs, and flower borders, as well as a greenhouse and garden shed. The garden cabin offers a delightful space for alfresco dining and is equally suited as a home office, studio, or

The Situation

Quite simply, the property benefits from one of Milford on Sea's most sought after locations. Positioned on an extremely popular leafy road the house retains a rural feel with distinct privacy and space from its neighbours while also enjoying convenient access to the centre of the village with its vibrant shops, wine bars and restaurants. There is a woodland footpath beginning just yards from the property which provides a charming peaceful walk direct to the centre of the village just two thirds of a mile away.

Milford on Sea is a thriving and lively village with a very well regarded primary school, glorious swimming beaches and a wide range of restaurants, pubs, cafes, bars and boutique shops. There is sailing, kayaking and paddleboarding at nearby Keyhaven with a wider range of sailing clubs and marinas in Lymington. The beautiful open spaces of the New Forest lie just to the north with a mainline railway station at New Milton (4 miles) with direct services to London Waterloo in under 2 hours.

Directions

From Lymington head west on the A337 towards Christchurch. On arriving in Everton take the left hand turn signposted to Milford on Sea. As you come into the village, pass the school on the left hand side and then, after the traffic lights, turn right into Manor Road. Continue to the end of Manor Road and as it begins to curve to the left, turn right into George Road. Follow George Road until you come to a T-Junction at which you should turn right on to Sharvells Road. At the very end continue straight on on to the gravel track. after 20 yards turn right in to the entrance to Cosgarne House.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax - G

EPC - D Current: 62 Potential: 73

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband speeds of up to 80 mbps are available at this property.

Parking: Private driveway

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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